Department of Planning and Development

dpd

Client Assistance Memo

CAM

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Seattle Permits

— part of a multi-departmental City of Seattle series on getting a permit

Multifamily Residential Off-Street Parking Requirements

Updated January 17, 2006

This Client Assistance Memo (CAM) is designed to assist developers of multifamily residential projects in determining their off-street parking requirement.

The three attached worksheets provide a systematic method for determining a project's required off-street parking as according to the Land Use Code (Seattle Municipal Code, Section 23.54.015). Different parking requirements apply in certain neighborhoods and to projects that declare a certain number of units for low-income households.

Worksheet 1 is designed to calculate general multifamily parking requirements, including specific requirements for the following areas: Seattle Mixed Zone, Capitol Hill Urban Center Village, First Hill Urban Center Village, Pike/Pine Urban Center Village, University District Northwest Urban Center Village, and the Alki Area Parking Overlay.

Worksheet 2 applies to projects in the University District parking overlay area but outside of the University District Northwest Urban Center Village (see Map B on page 8 of this CAM).

Worksheet 3 applies to low-income housing.

Some projects may be subject to further analysis of parking and transportation impacts under the State Environmental Policy Act (SEPA); see Director's Rule 23-2000 regarding exemptions from SEPA analysis.

To complete the applicable worksheet, you will first need to answer the following questions:

1. How many dwelling units are proposed on the site?

2. What is the square footage of each dwelling unit proposed? (The floor area of a dwelling unit excludes all unenclosed decks or balconies and all areas shared in common by multiple dwelling units.)

3. What is the average size of the dwelling units proposed?

4. How many dwelling units contain two or more bedrooms?

5. How many dwelling units contain three bedrooms?

6. How many dwelling units contain four or more bedrooms?

7. Where is your project (as shown on the Official Land Use Map or at **www.seattle.gov/dpd/ planning/comprehensive/spidr/urbvillg.htm**)? Is it located in:

 - Seattle Mixed zone

 - Capitol Hill Urban Center Village

 - First Hill Urban Center Village

 - Pike/Pine Urban Center Village

 - University District Northwest Urban Center Village

 - University of Washington parking overlay area (as shown on Map A following Chart A of SMC 23.54.015)

 - Alki area parking overlay (as shown on Map B following Chart A of SMC 23.54.015)

 - another area of the city?

www.seattle.gov/dpd

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8. Will your project, for the life of the building,* include dwelling units rented to households with an income at the time of initial occupancy at or below 30% of the median family income (adjusted for household size), for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by the U.S. Department of Housing and Urban Development (hereafter, the "HUD median household income")? For more information, see **www.huduser.org/datasets/il.html** and click on "FY income limits."

9a. Will your project, for the life of the building,* include dwelling units rented to households with an income at the time of initial occupancy between 31% and 50% of the HUD median household income?

9b. If you answered yes to question 9a, is your project located in a Center City neighborhood? ("Center City neighborhoods" include the following urban villages: Uptown Queen Anne Urban Center, South Lake Union Urban Center, Capitol Hill Urban Center Village, Pike/Pine Urban Center Village, First Hill Urban Center Village, 12th Avenue Urban Center Village, as shown in the City of Seattle Comprehensive Plan.)

* If you plan to seek reductions in the parking requirement available for low-income housing projects, you will be required to file with the King County Records and Elections Division a declaration identifying the property and notifying any prospective purchaser that specific income limits are a condition for maintaining the reduced parking requirement.

For assistance in completing the attached worksheets, or if you have questions about your off-street parking requirement, please visit DPD's Applicant Services Center, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave., or use our online "Land Use Question & Answer Service" at **www.seattle.gov/dpd/landuse**.

NOTE: The information and calculations in the worksheets (e.g., square footage of all proposed dwelling units) must appear on the plans submitted for a Master Use Permit in order for DPD to thoroughly review the project. Floor plans must contain sufficient detail to verify calculations. The information and calculations will become part of the permanent record for the project.

Access to Information

WORKSHEET 1: General Multifamily Parking Calculation

PROJECT ADDRESS: _____

PROJECT CHARACTERISTICS:

1. Number of dwelling units on site: _____
   (Exclude any units for which you will be seeking a low-income housing reduction in the parking require-ment. Use Worksheet 3 to calculate the parking requirement for those units.)

2. Average size of dwelling units: _____ sq. ft.

3. Number of dwelling units with three bedrooms: _____

4. Number of dwelling units with four or more bedrooms: _____

NOTE: NO FURTHER CALCULATION MAY BE NEEDED IF YOU MEET THE REQUIREMENTS BELOW.

a. If site is located in the First Hill Urban Center Village or the Pike/Pine Urban Center Village, then no further calculation is necessary. **Your parking requirement is 0.5 spaces per dwelling unit.**

b. If site...

   1) contains ten or fewer ground-related dwelling units (and is not located in the University District Northwest Urban Center Village), *or*
   2) is located in the **Seattle Mixed** zone, *or*
   3) is located in the **Capitol Hill Urban Center Village,** *or*
   4) is located in the **University District Northwest Urban Center Village** and has two or fewer bedrooms per unit.

   ...then no further calculation is needed. **Your parking requirement is 1 space per dwelling unit**

c. If site is located in the **Alki** area parking overlay (shown on Map B of SMC 23.54.015), and
   1) is not comprised of ground-related townhouses *and*
   2) does not include low-income housing units,

   ...then no further calculation is needed. **Your parking requirement is 1.5 spaces per dwelling unit.**

d. If site...
   1) is located in the **University District Northwest Urban Center Village** and has more than two bedrooms *or*
   2) is located in the **University District Parking Overlay Area** (as shown on Map A following Chart A of SMC 23.54.015) but outside of the University District Northwest Urban Center Village,

   ...then use **Worksheet 2** to calculate the parking requirement.

TO DETERMINE YOUR OFF-STREET PARKING REQUIREMENT, COMPLETE THE FOLLOWING:

Step 1. Determine the base parking ratio according to the number of dwelling units on the site (from A above):

2-10 units	=	1.1 parking spaces per unit	**Enter applicable parking ratio:** _____
11-30 units	=	1.15 parking spaces per unit	**Step 1 ratio**
31-60 units	=	1.2 parking spaces per unit	
61+ units	=	1.25 parking spaces per unit	

(continued on next page)

Step 2. Determine the parking ratio based on the average sq. ft. of dwelling units.
(If average is 500 sq. ft. or less, Step 2 is unnecessary and Step 1 determines your base parking ratio.)

Enter average size of dwelling units (from #2 in Project Characteristics above): _____ av. sq. ft.

If average exceeds 500 sq. ft., subtract 500 sq. ft. from the average: _____ - 500 = _____
                                                                                                   av. sq. ft.   *adjusted* av. sq. ft.

Multiply av. sq. ft. or, if applicable, the *adjusted* av. sq. ft. by .0002: _____ x .0002 = _____
                                                                                                                                           Step 2 ratio

Step 3. Add applicable ratio from Step 1 to the ratio calculated in Step 2 (if applicable), and multiply by the number of dwelling units on the site.

_____ + _____ = _____ x _____ = _____ **Parking spaces required**
  Step 1 ratio   Step 2 ratio   Sum   # Units   **Step 3 total**

Proceed with steps 4a or 4b only if site contains dwelling units with three or more bedrooms.

Step 4a. If 50% or more of a site's dwelling units contain three or more bedrooms, then an additional .25 parking space <u>per bedroom</u> for each unit containing three or more bedrooms shall be required.

Total number of bedrooms (in all units containing three or more bedrooms) x .25 = _____

OR

Step 4b. If fewer than 50% of the dwelling units on-site contain three or more bedrooms, then an additional .25 parking space <u>per bedroom</u> shall be required for all units containing four or more bedrooms.

Total number of bedrooms (in all units containing four or more bedrooms) x .25 = _____

Step 5. Add the total number of parking spaces required under either Step 4a *or* 4b to the total from Step 3.

_____ + _____ = _____

Step 3   Step 4a or 4b   **Total parking required**

The result is the total off-street parking requirement for a project not containing any low-income units.*

*****NOTE:*** Some projects may be subject to further analysis of parking and transportation impacts under the State Environmental Policy Act (SEPA); see Director's Rule 23-2000 regarding exemptions from SEPA analysis.

Tandem Parking: Parking spaces may be provided as tandem spaces according to the provisions of the Land Use Code, Section 23.54.020B. However, a minimum of one unencumbered parking space, tandem or regular, must be provided for each dwelling unit on the site. Tandem parking spaces count as 1.5 spaces toward the overall parking requirement.

WORKSHEET 2: Multifamily Parking Calculation in the University District

PROJECT ADDRESS: _____

PROJECT CHARACTERISTICS:

  A. Number of dwelling units on site: _____

  B. Average size of dwelling units containing one bedroom or less: _____ sq. ft.

  C. Number of dwelling units with two or fewer bedrooms: _____

  D. Number of dwelling units with three bedrooms: _____

  E. Number of dwelling units with four bedrooms: _____

  F. Number of dwelling units with five bedrooms: _____

  G. Number of dwelling units with six bedrooms: _____

  H. Number of dwelling units with seven bedrooms: _____

  I. Number of dwelling units with eight bedrooms: _____

NOTE: If site is located in the University District Northwest Urban Center Village and has two or fewer bedrooms per unit, then no further calculation is needed. **Your parking requirement is 1 space per dwelling unit.**

PARKING CALCULATION FOR THE UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE (See Map A on page 7).

  A. For each unit with two or fewer bedrooms (from C above), the parking requirement is **1 space per unit**.

  B. For each unit with three bedrooms (from D above), the parking requirement is **1.5 spaces per unit**.

  C. For each unit with four bedrooms (from E above), the parking requirement is **2.5 spaces per unit**.

  D. For each unit with five bedrooms (from F above), the parking requirement is **2.75 spaces per unit**.

  E. For each unit with six bedrooms (from G above), the parking requirement is **3 spaces per unit**.

  F. For each unit with seven bedrooms (from H above), the parking requirement is **3.25 spaces per unit**.

  G. For each unit with eight bedrooms (from I above), the parking requirement is **3.5 spaces per unit**.

For example: If your building has two 2-bedroom units, two 3-bedroom units, and one 7-bedroom unit, for a total of five units, your parking calculation would be as follows:

    Two x 2-bedroom units = 2 spaces (2 x 1)

    Two x 3-bedroom units = 3 spaces (2 x 1.5)

    One x 7-bedroom unit = 3.25 spaces (1 x 3.25)

    Total = 8 spaces (8.25 rounded)

PARKING CALCULATION WITHIN THE UNIVERSITY DISTRICT PARKING OVERLAY AREA (BUT OUTSIDE OF THE UNIVERSITY DISTRICT URBAN CENTER VILLAGE) (See Map B on page 8).

Step 1a. For dwelling units containing one bedroom or fewer, determine the base parking requirement by taking the number of dwelling units on the site (from A above) and entering the applicable parking ratio according to the following:

2-10 units	=	1.1 parking spaces per unit	
11-30 units	=	1.15 parking spaces per unit	**Step 1a: Base ratio** _____
31-60 units	=	1.2 parking spaces per unit	
61+ units	=	1.25 parking spaces per unit	

(continued on next page)

Step 1b. Determine the parking ratio based on the average square footage of dwelling units containing one bedroom or fewer. (If average is 500 sq. ft. or less, Step 2 is unnecessary; Step 1 determines your base parking ratio.)

Enter average square feet from B in Project Characteristics on the front of this worksheet: _____
(If average equals 1250 sq. ft. or more, enter 1250.) av. sq. ft.

If average exceeds 500 sq. ft., subtract 500 sq. ft.: _____ - 500 = _____
av. sq. ft. *adjusted* average sq. ft.

OR

If average equals 500 sq. ft. or less, enter 0 for the *adjusted* average and 0 for the Step 1b ratio:

Multiply *adjusted* average square footage x .0002: _____ x .0002 = _____
Step 1b: Parking ratio

Step 1c. Add applicable ratio from 1b to the ratio calculated in 1c (if applicable), and multiply by the number of dwelling units with one bedroom or fewer. The result will be the number of parking spaces required for all dwelling units containing one (or no) bedrooms.

_____ + _____ = _____ x _____ = _____
Step 1a ratio   Step 1b ratio   ratio sum   # of studio/one-bdm units   **Step 1c: Parking spaces required**

Proceed only if site contains dwelling units with two or more bedrooms.

Step 2. For dwelling units containing two or more bedrooms (from line C of Project Characteristics), the base parking requirement is 1.5 parking spaces per dwelling unit.

Total number of units with two or more bedrooms x 1.5 = _____
Step 2 total

Step 3a. If 50% or more of the site's dwelling units contain three or more bedrooms, an additional .25 parking space <u>per bedroom</u> for each unit containing three or more bedrooms shall be required.

Total number of bedrooms in all units containing three or bedrooms x .25 = _____
Step 3a

OR

Step 3b. If fewer than 50% of the site's dwelling units contain three or more bedrooms, then an additional .25 parking space <u>per bedroom</u> shall be required for all units containing four or more bedrooms.

Total number of bedrooms in all units containing four or more bedrooms x .25 = _____
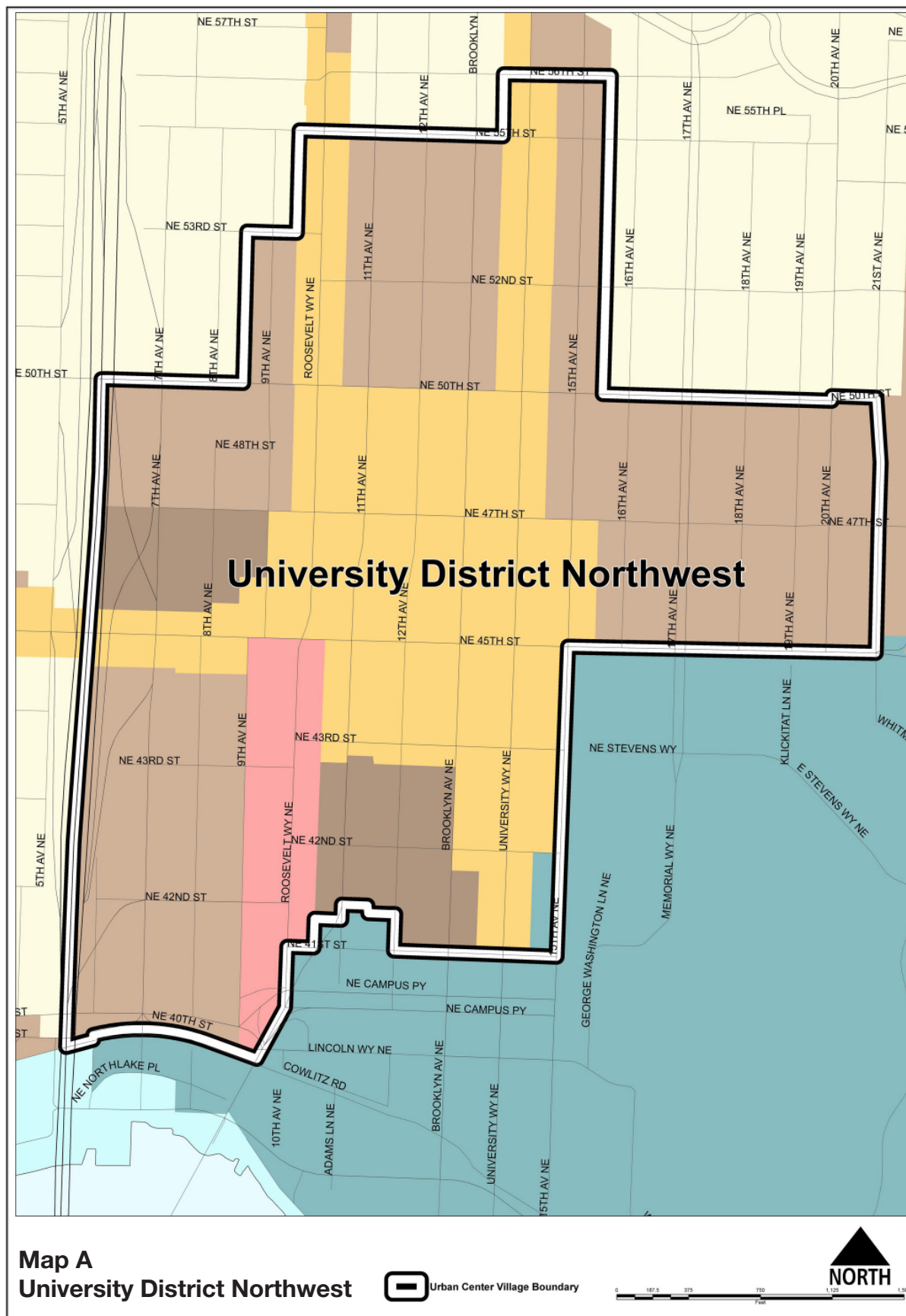**Step 3b**

Step 4. Add the total number of parking spaces required under Step 1c and Step 2, plus either Step 3a *or* Step 3b.

_____ + _____ + _____ = _____
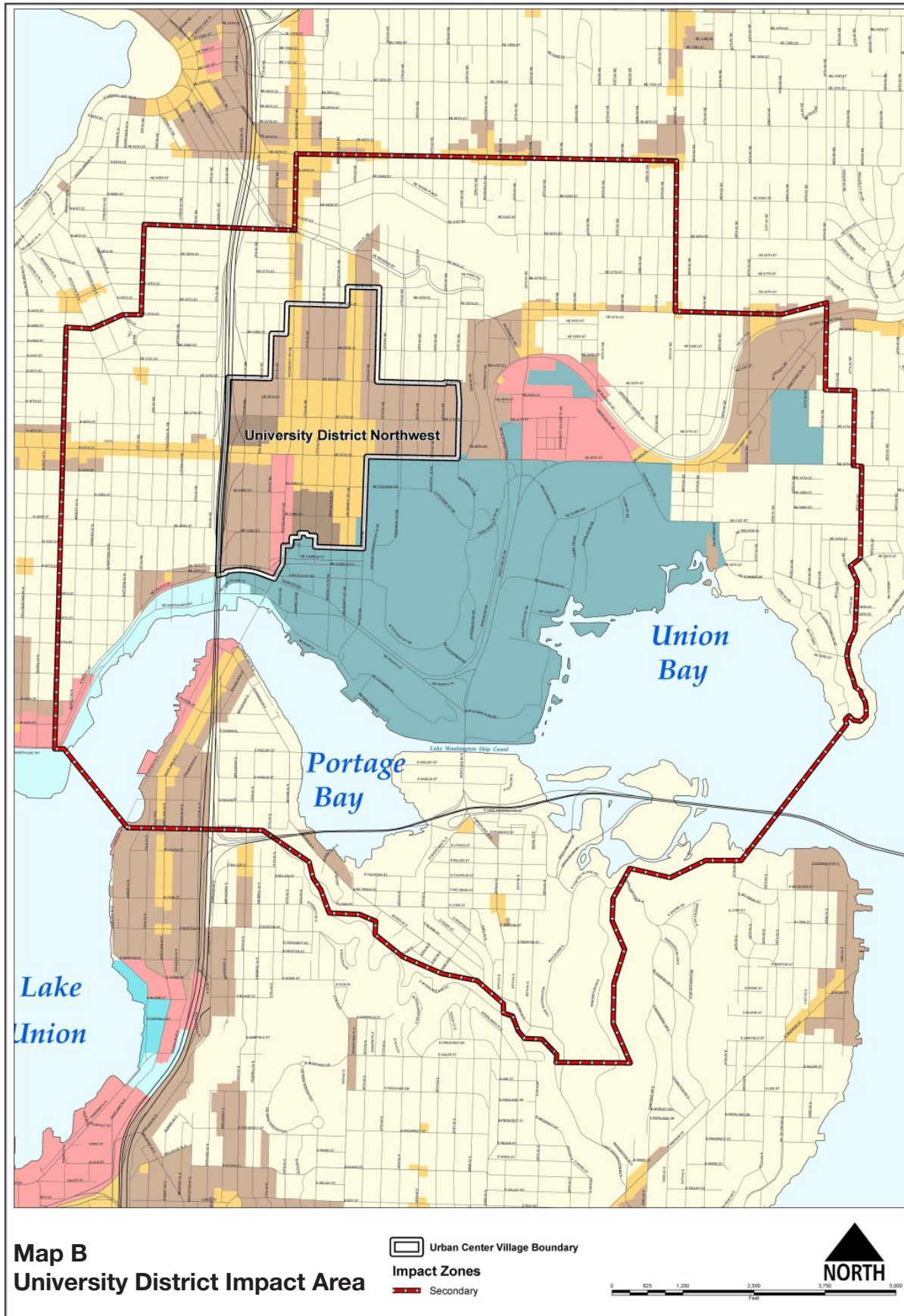**Step 1c**   **Step 2**   **Step 3a or 3b**   **Total parking requirement**

The result is the total off-street parking requirement for a project not containing any low-income units.*

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NOTE: Some projects may be subject to further analysis of parking and transportation impacts under the State Environmental Policy Act (SEPA); see Director's Rule 23-2000 regarding exemptions from SEPA analysis.

Tandem Parking: Parking spaces may be provided as tandem spaces according to the provisions of the Land Use Code, Section 23.54.020 B. However, a minimum of one unencumbered parking space, tandem or regular, must be provided for each dwelling unit on the site. Tandem parking spaces count as 1.5 spaces toward the overall parking requirement.

Map A
University District Northwest

Urban Center Village Boundary

NORTH

University District Northwest

Union Bay

Portage Bay

Lake Union

Lake Washington Ship Canal

Map B
University District Impact Area

☐ Urban Center Village Boundary

Impact Zones

▬▬ Secondary

NORTH

0   625   1,250   2,500   3,750   5,000
Feet

WORKSHEET 3: Multifamily Parking Calculation for Low-Income Housing

PROJECT ADDRESS _____

PROJECT CHARACTERISTICS

Very Low Income Units

NUMBER

A.   Number of dwelling units with two or fewer bedrooms to be occupied by households earning 30% or less of the HUD median household income: _____

B.   Number of dwelling units in a Center City neighborhood with three or more bedrooms to be occupied by households earning 30% or less of the HUD median household income: _____

C.   Number of dwelling units outside of a Center City neighborhood with three or more bedrooms to be occupied by households earning 30% or less of the HUD median household income: _____

Low Income Units

D.   Number of dwelling units in a Center City neighborhood with two or fewer bedrooms to be occupied by households earning from 31% to 50% of the HUD median household income: _____

E.   Number of dwelling units outside of a Center City neighborhood with two or fewer bedrooms to be occupied by households earning from 31% to 50% of the HUD median household income: _____

F.   Number of dwelling units in a Center City neighborhood with three or more bedrooms to be occupied by households earning from 31% to 50% of the HUD median household income: _____

NOTE: Dwelling units outside of a Center City neighborhood with three or more bedrooms to be occupied by households earning from 31% to 50% of the HUD median household income are not eligible for any reduction in the amount of required parking.

IMPORTANT TERMS

HUD median household income = median family income, adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by the United States Department of Housing and Urban Development (go to **http://www.huduser.org/datasets/il.html** and click on FY income limits).

Center City neighborhoods = the following urban villages: Uptown Queen Anne Urban Center, South Lake Union Urban Center, Capitol Hill Urban Center Village, Pike/Pine Urban Center Village, First Hill Urban Center Village, 12th Avenue Urban Center Village, as shown in the City of Seattle Comprehensive Plan.   A map of Seattle's urban villages can be found online at **www.seattle.gov/dclu/planning/comprehensive/spidr/urbvillg.htm**

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TO DETERMINE YOUR OFF-STREET PARKING REQUIREMENT, COMPLETE THE FOLLOWING:

Step 1. Add together the number of dwelling units in A and multiply by 0.33: _____ x 0.33 = _____
(Step 1 total)

Step 2. Add together the number of dwelling units in B and D above and multiply by 0.5: _____ x 0.5 = _____
(Step 2 total)

Step 3. Add together the number of dwelling units in C and F above and multiply by 1.0: _____ x 1.0 = _____
(Step 3 total)

Step 4. Enter the number of dwelling units in E above and multiply by 0.75: _____ x 0.75 = _____
(Step 4 total)

Step 5. Add the results of Steps 1-4 to arrive at the parking requirement for the low-income units in your project.

_____ **+** _____ **+** _____ **+** _____ **=** _____
Step 1   Step 2   Step 3   Step 4   **total number of parking spaces for low-income units**

Tandem Parking: Parking spaces may be provided as tandem spaces according to the provisions of the Land Use Code, Section 23.54.020 B. However, a minimum of one unencumbered parking space, tandem or regular, must be provided for each dwelling unit on the site. Tandem parking spaces count as 1.5 spaces toward the overall parking requirement.